

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 18.600 and applicable code sections as listed below.

Project Name: **The Jumpin' Bean (Espresso Stand)**

Case Number: PSR2002-00091

Request: The applicant is requesting site plan approval to put an espresso stand in the existing parking lot of the Tony's Auto Parts. The property is located in the C-3 zoning district.

Location: 14020 NE 4th Plain Blvd

**Applicant/
Representative:** Nick and Kristi Rogers
10409 NE 90th Street
Vancouver, WA 98662
(360) 256-9111; (360) 885-3669 FAX
E-mail: nrogers@myexcel.com

Staff Contact: Mitch Kneipp, Planner II

Neighborhood Contact: Sifton Neighborhood Association
Steve Hamilton, President
7616 NE 126 Avenue
Vancouver, WA 98682
(360) 514-8289

Legal Description of Property: Tax Lot 221 (158795-000) located in the NW ¼ of Section 11, Township 2 North, Range 2 East of the Willamette Meridian

Plan/Zone Designation: CC (Community Commercial) / C-3 (Community Commercial)

Approval Standards/Applicable Laws:

Clark County Code Chapters: 12.05A (Transportation Standards), 12.41 (Concurrency), 13.29 (Stormwater and Erosion Control), 17.105 (Lot Determination); 18.313 (Commercial Districts), 18.402A (Site Plan Review), 18.403 (Uses Permitted Subject to Planning Director Review); 18.409 (Signs); 18.600 (Procedures).

Application & Fully Complete Date: February 7, 2003

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at Angela Merrill **(360) 397-2375, Ext. 4992** at the Clark County Development Services Division, 1408 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn:
Department of Community Development
1408 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>

Or contact Mitch Kneipp at mitch.kneipp@clark.wa.gov

Date of This Notice: February 26, 2003

Closing Date for Public Comments: March 12, 2003